

I-4 Industrial Land

10.5 Gross Acres / 7.4 Upland Acres

Exit 25 at County Line Rd.: Major Logistics Hub

4017 S. I-4 FRONTAGE RD., PLANT CITY, FL



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LOCATION MAP



PROPERTY INFORMATION

- **Light Industrial Zoned Land**
 - Warehouse/Distribution
 - **Outdoor Storage** for Commercial Uses
- **Utilities** to the Site
- Located on **I-4** Tampa/Orlando Corridor
- Easy access to **I-75** (west) and to **SR 60** (south)

FOR MORE INFORMATION
PLEASE CONTACT

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Property Overview

Identification: 10.54 Acres Industrial Land

Location: 4017 S I-4 Frontage Road
Plant City, Florida
Access from Co. Line Rd. (Exit 25)

Parcel ID: P-24-28-22-ZZZ-000004-76760.0

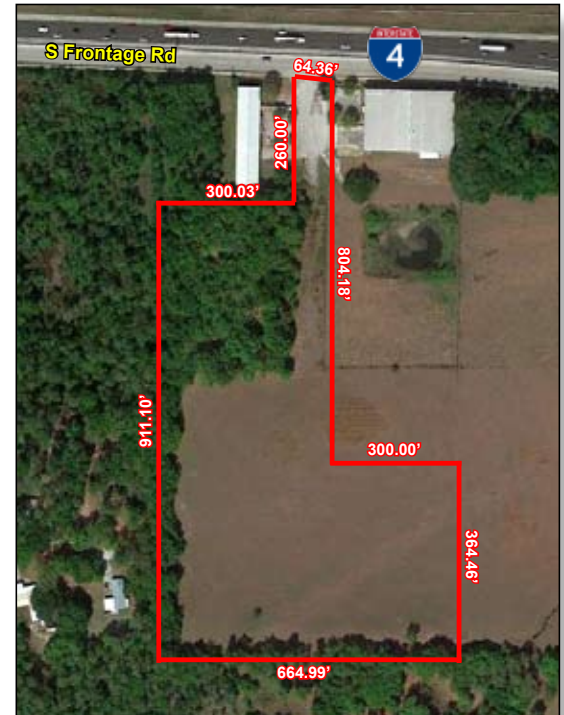
Lot Size: 10.54 Acres: Estimated **8 Upland**

Taxes: \$2,919.05 (2015)

Zoning: **M-1A Light Industrial**,
Plant City, Florida
■ Including:

- Warehousing/Manufacturing
- Business Park
- Outdoor Storage for Commercial Uses
- Service Business

Traffic Count: 121,000 I-4 daily (2014)



Comments: Located on the **I-4 Tampa-to-Orlando** growth corridor, the property is accessed directly from S. Frontage Road facing I-4, with access via **County Line Road** at **Exit 25**. Ideal location for operations serving central Florida markets, with easy access to **I-75** (west) and to **SR 60** (south). Site has **Plant City sewer** (6" sewage force main) and **potable and reclaimed water** service available Spring 2016. Zoning within the City permits **light industrial uses**. **Survey** available.

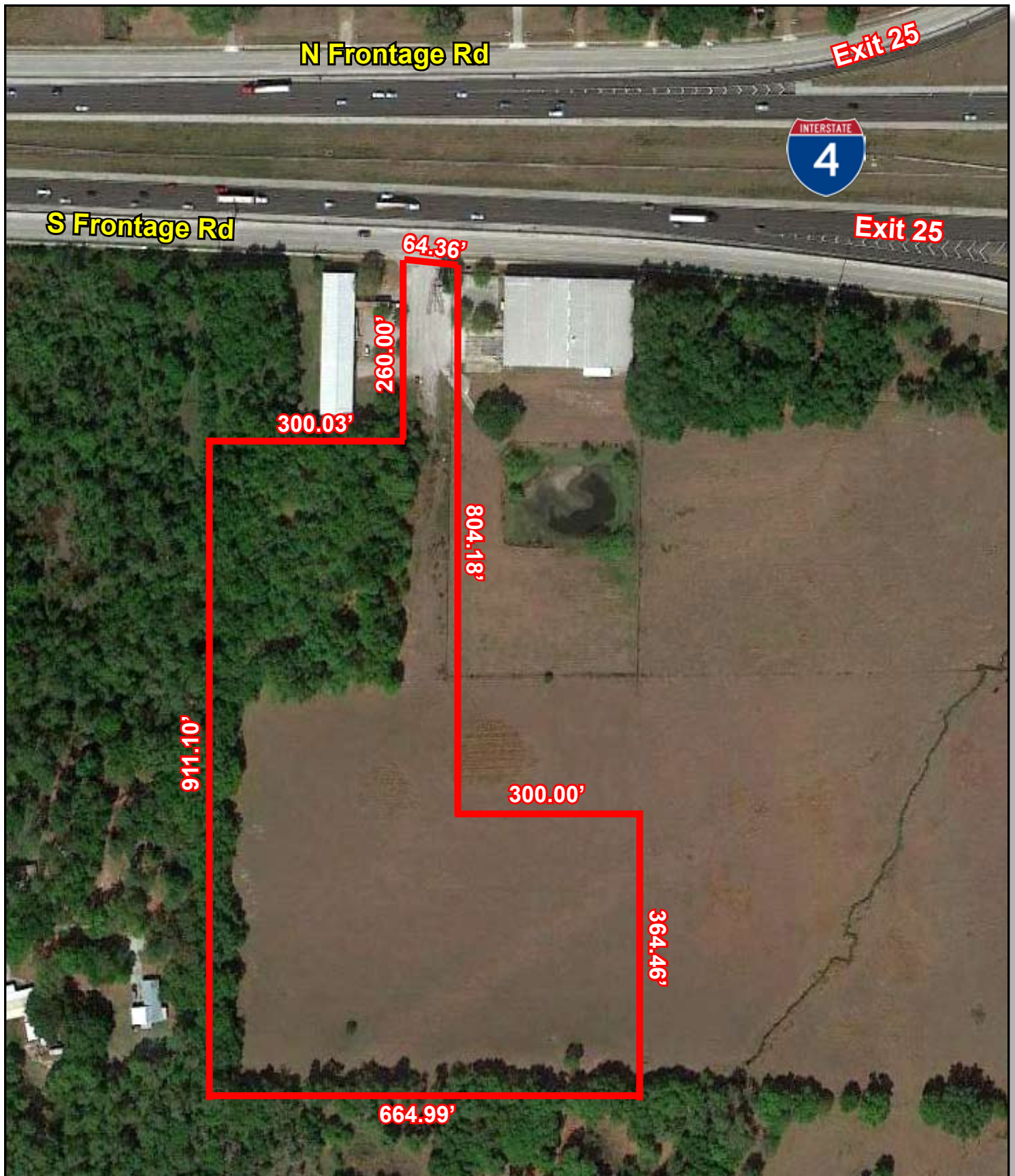
PRICE: ~~\$680,000~~ **\$599,000**
OFFERS ENCOURAGED



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Exit 25 at County Line Rd.: Major Logistics Hub
I-4 & South Frontage Road Aerial

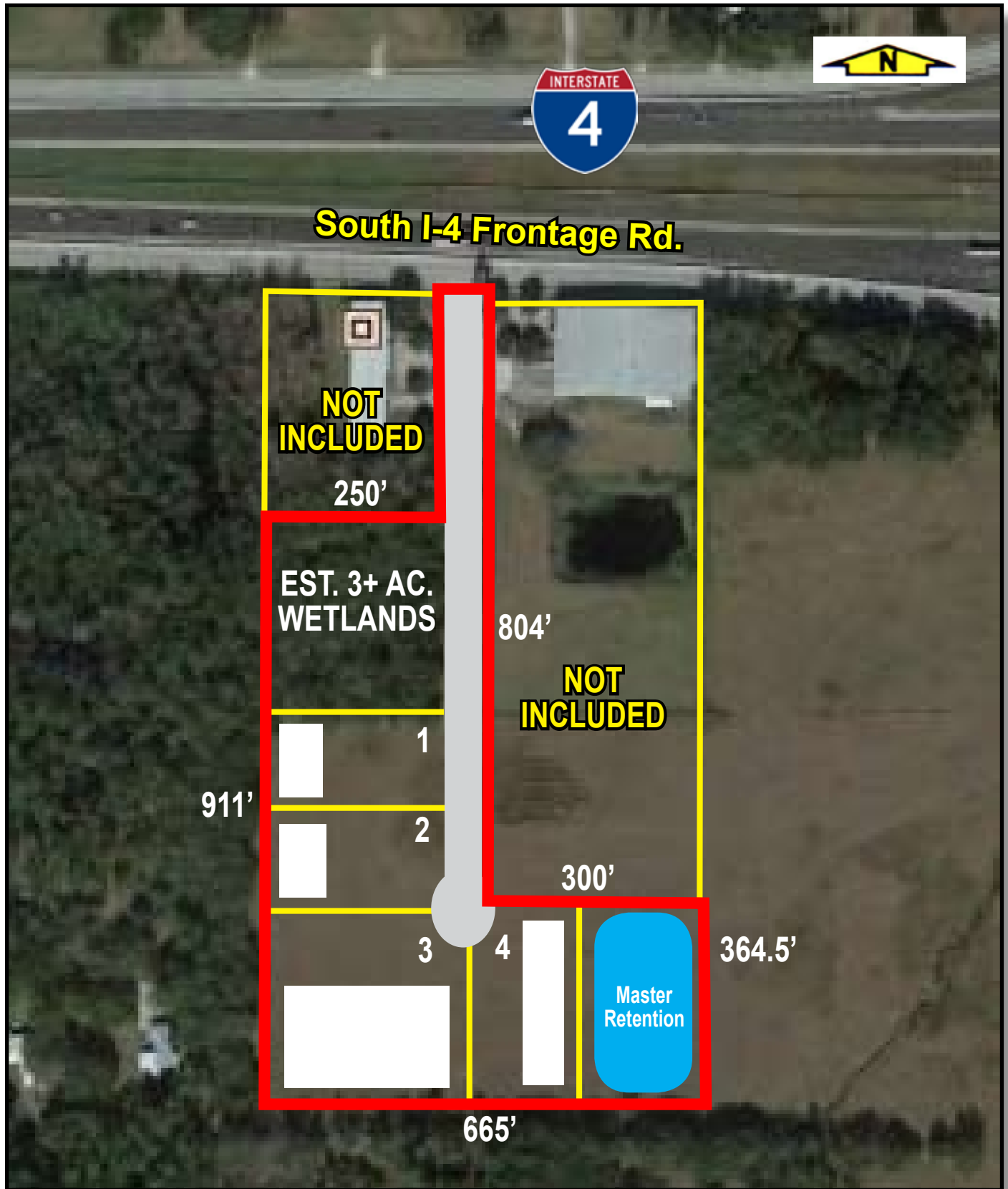




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Concept Layout

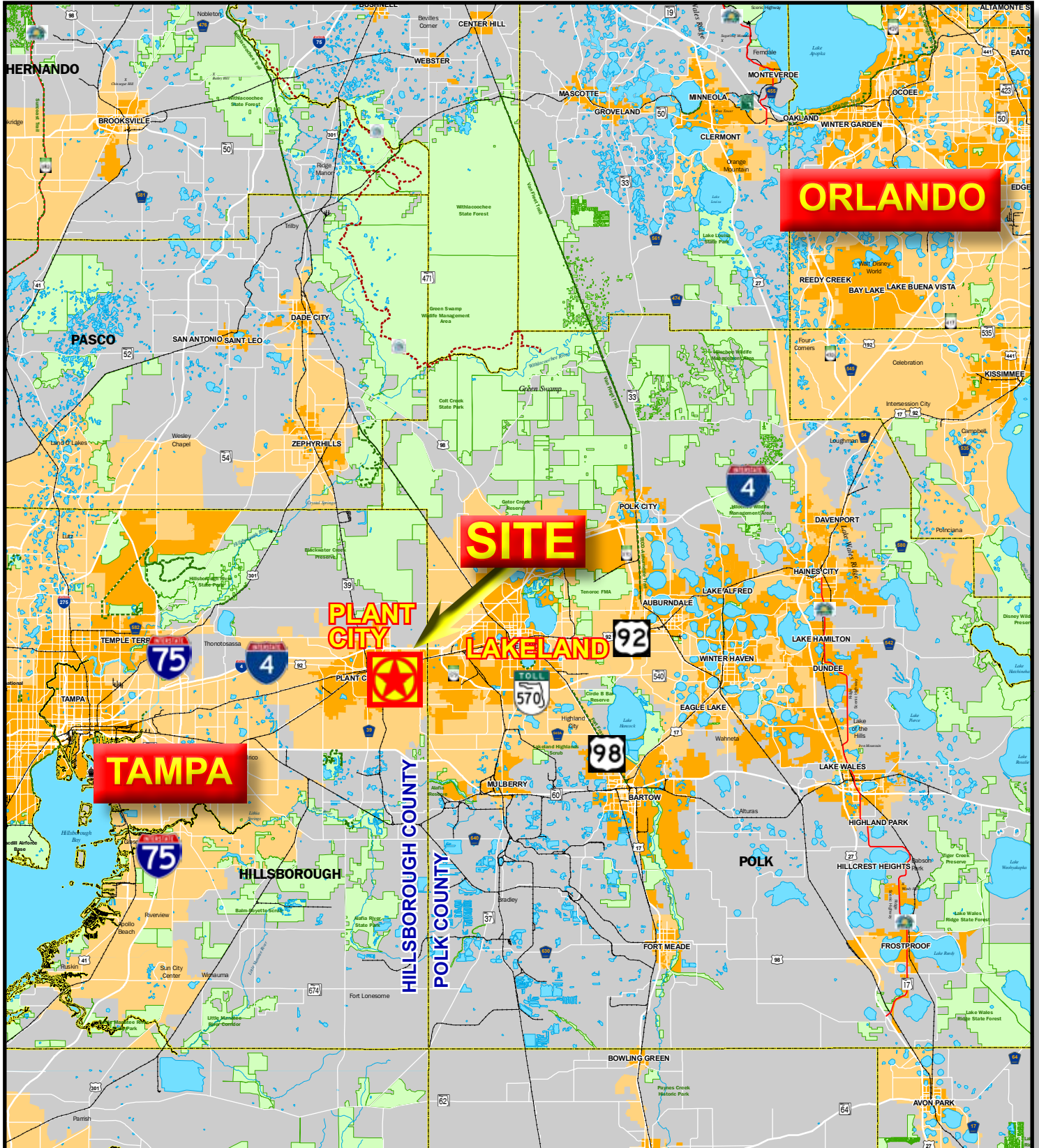




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Exit 25 at County Line Rd.: Major Logistics Hub
Central Florida I-4 Corridor Map





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Exit 25 at County Line Rd.: Major Logistics Hub

Demographics ■ Executive Summary

| | 10 miles | 20 miles | 60 miles |
|------------------------|----------|----------|-----------|
| Population | | | |
| 2000 Population | 245,454 | 666,472 | 4,663,415 |
| 2010 Population | 288,770 | 839,837 | 5,632,097 |
| 2015 Population | 300,689 | 880,351 | 5,938,896 |
| 2020 Population | 314,389 | 929,737 | 6,317,119 |
| 2000-2010 Annual Rate | 1.64% | 2.34% | 1.91% |
| 2010-2015 Annual Rate | 0.77% | 0.90% | 1.02% |
| 2015-2020 Annual Rate | 0.90% | 1.10% | 1.24% |
| 2015 Male Population | 48.7% | 48.8% | 48.7% |
| 2015 Female Population | 51.3% | 51.2% | 51.3% |
| 2015 Median Age | 38.1 | 38.8 | 41.6 |

In the identified area, the current year population is 5,938,896. In 2010, the Census count in the area was 5,632,097. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 6,317,119 representing a change of 1.24% annually from 2015 to 2020. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 37.9.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2015 White Alone | 73.8% | 74.7% | 73.9% |
| 2015 Black Alone | 14.1% | 13.5% | 14.0% |
| 2015 American Indian/Alaska Native Alone | 0.5% | 0.4% | 0.4% |
| 2015 Asian Alone | 1.8% | 3.1% | 3.2% |
| 2015 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2015 Other Race | 6.9% | 5.1% | 5.4% |
| 2015 Two or More Races | 2.9% | 3.1% | 3.1% |
| 2015 Hispanic Origin (Any Race) | 21.2% | 19.0% | 21.7% |

Persons of Hispanic origin represent 21.7% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.6 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|---------|---------|-----------|
| 2000 Households | 94,072 | 252,627 | 1,901,263 |
| 2010 Households | 107,782 | 315,167 | 2,255,098 |
| 2015 Total Households | 111,494 | 327,896 | 2,362,871 |
| 2020 Total Households | 116,373 | 345,588 | 2,507,630 |
| 2000-2010 Annual Rate | 1.37% | 2.24% | 1.72% |
| 2010-2015 Annual Rate | 0.65% | 0.76% | 0.89% |
| 2015-2020 Annual Rate | 0.86% | 1.06% | 1.20% |
| 2015 Average Household Size | 2.65 | 2.65 | 2.47 |

The household count in this area has changed from 2,255,098 in 2010 to 2,362,871 in the current year, a change of 0.89% annually. The five-year projection of households is 2,507,630, a change of 1.20% annually from the current year total. Average household size is currently 2.47, compared to 2.45 in the year 2010. The number of families in the current year is 1,512,623 in the specified area.



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| | 10 miles | 20 miles | 60 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2015 Median Household Income | \$45,118 | \$50,620 | \$46,105 |
| 2020 Median Household Income | \$52,444 | \$56,709 | \$53,515 |
| 2015-2020 Annual Rate | 3.06% | 2.30% | 3.03% |
| Average Household Income | | | |
| 2015 Average Household Income | \$59,555 | \$65,887 | \$63,985 |
| 2020 Average Household Income | \$67,517 | \$74,769 | \$72,707 |
| 2015-2020 Annual Rate | 2.54% | 2.56% | 2.59% |
| Per Capita Income | | | |
| 2015 Per Capita Income | \$22,227 | \$24,689 | \$25,658 |
| 2020 Per Capita Income | \$25,128 | \$27,935 | \$29,054 |
| 2015-2020 Annual Rate | 2.48% | 2.50% | 2.52% |

Households by Income

Current median household income is \$46,105 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$53,515 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$63,985 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$72,707 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$25,658 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$29,054 in five years, compared to \$32,501 for all U.S. households

| | | | |
|------------------------------------|---------|---------|-----------|
| Housing | | | |
| 2000 Total Housing Units | 106,389 | 285,490 | 2,176,008 |
| 2000 Owner Occupied Housing Units | 65,497 | 186,414 | 1,333,653 |
| 2000 Renter Occupied Housing Units | 28,575 | 66,213 | 567,610 |
| 2000 Vacant Housing Units | 12,317 | 32,863 | 274,745 |
| 2010 Total Housing Units | 123,426 | 360,006 | 2,710,397 |
| 2010 Owner Occupied Housing Units | 71,468 | 218,526 | 1,509,502 |
| 2010 Renter Occupied Housing Units | 36,314 | 96,641 | 745,596 |
| 2010 Vacant Housing Units | 15,644 | 44,839 | 455,299 |
| 2015 Total Housing Units | 128,106 | 374,478 | 2,851,678 |
| 2015 Owner Occupied Housing Units | 69,090 | 213,882 | 1,485,060 |
| 2015 Renter Occupied Housing Units | 42,404 | 114,014 | 877,811 |
| 2015 Vacant Housing Units | 16,612 | 46,582 | 488,807 |
| 2020 Total Housing Units | 133,683 | 393,393 | 3,012,615 |
| 2020 Owner Occupied Housing Units | 71,534 | 223,953 | 1,565,698 |
| 2020 Renter Occupied Housing Units | 44,839 | 121,635 | 941,932 |
| 2020 Vacant Housing Units | 17,310 | 47,805 | 504,985 |

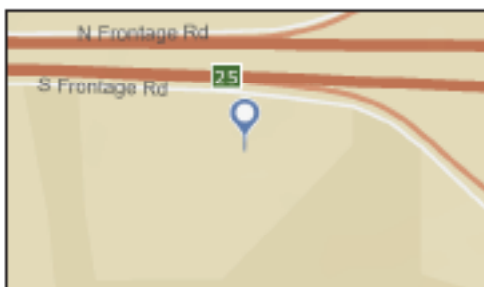
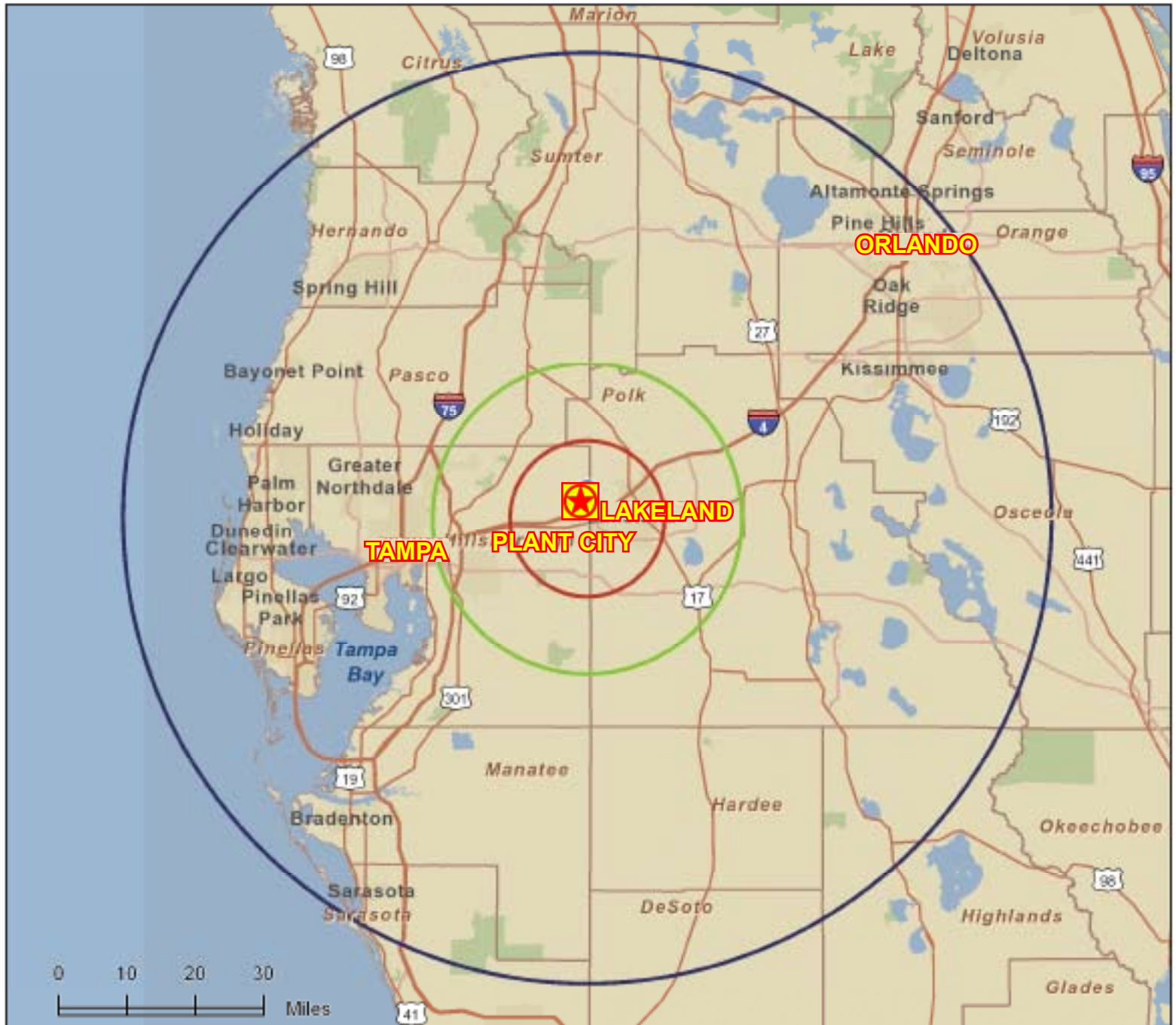
Currently, 52.1% of the 2,851,678 housing units in the area are owner occupied; 30.8%, renter occupied; and 17.1% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 2,710,397 housing units in the area - 55.7% owner occupied, 27.5% renter occupied, and 16.8% vacant. The annual rate of change in housing units since 2010 is 2.28%. Median home value in the area is \$166,711, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.43% annually to \$207,034.



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